

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Building & Planning Services

AGENDA DATE: March 1, 2005

CONTACT PERSON/PHONE: Patricia D. Adauto, Deputy City Manager for Building
& Planning Services.

DISTRICT AFFECTED: 7

SUBJECT:

Item is to request APPROVAL of a resolution authorizing the Mayor to execute, on behalf of the City of El Paso, a purchase of private property consisting of undeveloped land to be used as part of the street and drainage improvement project know as *Dorbandt Street & Drainage Improvement Project*.

BACKGROUND / DISCUSSION:

Projects consists of street & drainage improvements on western portion of Dorbandt from Alameda Avenue to Davis. This is the first of six right of way parcels required for this project.

PRIOR COUNCIL ACTION:

Council has not previously considered any ROW land purchases related to this project.

AMOUNT AND SOURCE OF FUNDING:

This item is funded through general obligation bonds approved by the voters during the February 2004 Bond election. No budgetary adjustments are necessary. Funding source is as follows:

<u>Project</u>	<u>Fund</u>	<u>Department</u>	<u>Account</u>
PBE04ST108	29123	14200403	508000

BOARD / COMMISSION ACTION:

(N/A)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

CITY CLERK DEPT.
05 FEB 21 PM 2:48

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign, on behalf of the City, a Contract of Sale between the CITY OF EL PASO and ARMANDO & LIDIA ALVAREZ for the purchase of a portion (.452 acre) of Lot 5, Block 16, Second Amended Map of West Ysleta, El Paso, El Paso County, Texas, to be used as for the purpose of right-of-way requirements related to the construction of the Dorbandt Street & Drainage Improvement Project.

ADOPTED this _____ day of _____, 2005.


THE CITY OF EL PASO

Joe Wardy, Mayor


ATTEST:

Richarda D. Momsen, City Clerk

APPROVED AS TO FORM:


Theresa A. Cullen-Garney
Deputy City Attorney

APPROVED AS TO CONTENT:


Patricia D. Adauto,
Deputy City Manager
for Building and Planning Services

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

CONTRACT OF SALE

THIS Agreement is entered into this ____ day of _____, 2005, by and between the **CITY OF EL PASO**, hereinafter referred to as the "City", and **ARMANDO & LIDIA ALVAREZ**, hereinafter referred to as "Sellers".

NOW, THEREFORE, for and in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Description of Property. The Sellers hereby agree to sell and convey and the City hereby agrees to acquire free and clear of any liens or encumbrances, the following described real property located in El Paso County, Texas:

Parcel 6—a 0.452 acre parcel of land, more or less, being a portion of Lot 5, Block 16, Second Amended Map of West Ysleta, El Paso, El Paso County, Texas, and being more particularly described in Exhibit "A" which is attached hereto and mad a part hereof for all purposes.

together with any interest of the Sellers in (i) all improvements, if any, and (ii) all right, title and interest of the Sellers in and to any easements, appurtenances, and rights-of-way, and all interests in, on or to, any land, highway or street, in, on, across, in front of, abutting, or adjoining any such real property, all of such property, hereinafter collectively referred to as the "Property".

2. Amount of Payment of Purchase Price. The purchase price for the Property shall be **FORTY-FIVE THOUSAND SEVEN HUNDRED THIRTY-TWO AND NO/100THS DOLLARS (\$45,732.00).**

2.1 Payment of Sales Price. The full amount of the sales price will be payable in cash at the closing.

3. Conditions to City's Obligations. The obligations of the City hereunder to consummate the transaction contemplated herein are subject to the satisfaction of each of the following conditions, any of which may be waived, in whole or in part, in writing by the City, at or prior to Closing.

3.1 Title Insurance. Within thirty (30) working days after the date of execution of this contract, the City at its expense will order a title commitment ("Commitment"), accompanied by copies of all recorded documents affecting the property for the issuance of an Owner's Policy of Title Insurance with respect to the Property, in an amount to be decided by the City ("Owner's Policy").

3.2 Title Objections. The City will give the Seller written notice after it receives the Commitment that the condition of the title set forth in the Commitment is or is not satisfactory. In

the event the City states that the condition is not satisfactory, the City will specifically set forth in such notice the defect or exception to title that is deemed objectionable. Seller may promptly undertake to eliminate or modify all unacceptable matters to the reasonable satisfaction of the City. Otherwise, this condition will be deemed acceptable and any objection by the City will be deemed waived.

4. Representations and Warranties of Sellers. The Sellers hereby represent and warrant to the City that to the best of his knowledge, as follows:

4.1 Parties in Possession. At the time of closing there are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or otherwise.

4.2 Legal and Authorized Transactions. The Sellers warrant that no person or persons own an interest in the fee title in the Property other than the Sellers and that the joinder of no other third party shall be required to consummate this transaction.

4.3 Mechanic's Lien. To the Sellers' best knowledge and belief: (i) no action has been taken, suffered or permitted by or on behalf of the Sellers, the effect of which would be to establish or cause the inception or priority of any mechanic's or materialmen's lien, statutory, constitutional or otherwise, or other lien, charge or encumbrance upon the Property or any part thereof or interest therein; and (ii) no liens or lien claims, choate or inchoate, arising from the Sellers' actions or otherwise, exist or can exist for the benefit of mechanics or materialmen in regard to the Property; and (iii) Except as expressly disclosed in the documents relating to this transaction, the Sellers have not entered into any contracts or agreements relating to the use of ownership of the Property or by which any person or entity agreed to provide labor, services or materials in regard to the Property or the business of the Sellers.

4.4 Litigation. To the best knowledge of the Sellers, there is no pending or contemplated litigation before or by any court of law pertaining to the Property or which involve incidents occurring on the Property including, but not limited to, claims of damage to persons or property.

4.5 Bills Paid. At closing, there will be no unpaid bills or claims in connection with any repair or operation of the Property.

4.6 Compliance Law. To the best of the Sellers' knowledge, all laws, ordinances, rules and regulations of any Government or any agency, body or subdivision thereof, bearing in the development of the Property, have been complied with.

4.7 Taxes. To the best of the Sellers' knowledge, no state or municipal taxes are due with respect to the Property and no liens for such taxes are in effect against the Property, except as set forth on the Title Commitment.

4.8 Pre-Closing Claims. The Sellers agree that the City's acceptance of title to the Property under the conveyance documents should not create any liability on the City's part to third parties that have claims of any kind against the Sellers in connection with the Property. The City hereby expressly disclaims any and all liability to third parties that have any claims against the Sellers. The City will not assume or agree to discharge any taxes or liabilities pertaining to the Property that

occurred or accrued prior to the date of Closing. The Sellers agree to indemnify and hold the City harmless from and against any losses, damages, or expenses, including attorneys' fees and court costs, pertaining to claims arising out of the Property, and accruing prior to and arising from events that occurred prior to the date of Closing.

4.9 Authority. The Sellers have full right, power and authority to convey the property to the City and to consummate this transaction as provided in this Contract without the joinder of any other person or entity.

4.10 Title. The Sellers have good and marketable title to an indefeasible fee simple estate in the Property, subject to no liens, charges, encumbrances or exceptions other than those shown on the Title Commitment.

4.11 Condition of Property Prior to Closing. Prior to Closing, the Sellers shall not create or permit to be created any easement or other condition affecting the Property without the prior written consent of the City.

4.12 Misrepresentation. The Sellers shall indemnify and hold the City harmless from and against any losses, damages, costs or expenses (including attorneys' fees) incurred by the City as a direct or indirect result of (i) breach of any representation or warranty of the Sellers contained in this document, or (ii) any breach or default by the Sellers under any of the covenants or agreements contained in this document, or (ii) any breach or default by the Sellers under any of the covenants or agreements contained in this document to be performed by the Sellers, all of which shall survive the Closing hereof.

4.13 Survival. All representations, warranties, covenants and agreements of the Sellers made in this document shall survive the execution and delivery hereof and the Closing hereunder, until such time as all of the obligations of the signatories hereto shall have lapsed in accordance with their respective terms or shall have been discharged in full.

5. Closing. The closing of this transaction ("Closing") shall take place at the offices of Stewart Title of El Paso, 500 North Mesa, Suite 300, El Paso, Texas 79901.

5.1 Possession. Possession of the Property will be transferred to the City upon Closing. With the prior approval of the Deputy City Manager for Building & Planning Services, Sellers shall have the right to gain entry to the Property to remove their personal property for fourteen (14) days after Closing. **Sellers hereby agree to indemnify, defend and hold the City harmless from any and all demands, claims, causes of action, or losses for personal injury, property damage or death caused by or arising out of Sellers' actions under this agreement, including, but not limited to, negligent or allegedly negligent acts or omissions on the part of Sellers, or claims, demands, causes of action or losses from personal injury, property damage or death caused by or arising from Sellers' entry on to the Property after Closing. Sellers hereby acknowledge that it shall be responsible to all parties for their respective acts or omissions and that the City shall in no way be responsible therefore.**

5.2 Real Property Taxes. Real property taxes and assessments shall be prorated at Closing, effective as of the date of Closing, based upon the latest tax bill available. Taxes shall be prorated in accordance with the foregoing provision and the parties shall appropriately and promptly adjust such pro-rations on the basis of the correct, applicable tax bill when such tax bill becomes available. Sellers will pay ad valorem taxes through the date of Closing.

5.3 Closing Costs.

- (a) All recording fees arising from the recordation of documents necessary to show good title to the Property shall be paid by the City.
- (b) Premiums and other charges for the issuance of the Owner's Policy of Title Insurance for the Property shall be paid by the City.
- (c) Escrow fees, if any, shall be paid by the City.

5.4 Sellers' Obligations. At Closing, the Sellers shall deliver to the City a duly executed and acknowledged Warranty Deed to the Property, free and clear of any and all liens, encumbrances, conditions, easements, assessments, and restrictions, except for (i) ad valorem taxes for the year of Closing which shall be prorated to the date of Closing, (ii) the standard printed exceptions contained in the usual form of the Owner's Policy, and (iii) any other exceptions set forth in the Title Policy which the City has approved pursuant to Paragraph 3.2 above.

5.5 Other Obligations. Each party shall do all other acts, or deliver any other instruments or documents required or helpful to be done or delivered, in order to consummate this transaction.

6. Default.

6.1 Breach by Sellers. In the event that Sellers shall fail to fully and timely perform any of its obligations under this Agreement, or shall fail to consummate the sale of the Property for any reason, except the City's default, or the termination of this Agreement in accordance with its terms, the City may enforce specific performance of this Agreement.

6.2 Breach by City. In the event that City shall fail to fully and timely perform any of its obligations under this Agreement, or shall fail to consummate the sale of the Property for any reason, except Sellers' default, or the termination of this Agreement in accordance with its terms, due to the difficulty of assessing Sellers' actual damages as a result of such breach by City, Sellers shall have a right to receive the ONE HUNDRED and NO/100THS DOLLARS (\$100.00), such sum being agreed upon as liquidated damages for the failure of the City to perform the duties, liabilities and obligations imposed upon it by the terms and provisions of this Agreement, and Sellers agree to accept and take such cash payment as its total, reasonable damages and relief and as Sellers' sole, exclusive remedy hereunder in such event.

7. Miscellaneous.

7.1 Notice. Any notice, demand, direction, request, or other instrument authorized or required by this Agreement to be given to or filed with either party, shall be deemed to have been sufficiently given or filed for all purposes, if and when personally delivered or sent by certified mail, postage prepaid, return receipt requested, to the address specified below or at such other address as may be designated in writing by the parties:

Sellers: Armando & Lidia Alvarez
1293 Dudley
El Paso, TX 79936

City: Patricia D. Adauto
Deputy City Manager for Building & Planning Services
City of El Paso
2 Civic Center Plaza
El Paso, Texas 79901-1196

8. Entire Agreement/Governing Law. This Agreement constitutes the entire agreement between the parties, and supersedes all prior agreements and understandings, written or oral, regarding the subject matter of this Agreement, and may be amended or supplemented only by an instrument in writing, executed by the party against whom enforcement is sought. This Agreement shall be governed in all respects, including validity, interpretation and effect, by and shall be enforceable in accordance with the laws of the State of Texas.

8.1 Time. Time is of the essence of this Agreement and each and every provision hereof.

8.2 Severability. If any provision of this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portion shall not in any way be affected or impaired.

8.3 Survival of Provisions. The terms contained in this Agreement, including without limitation, representations, warranties, covenants and agreements of the parties, shall survive the Closing and shall not be merged therein. In case any one or more of the provisions contained in this contract for any reason is held invalid, this invalidity will not affect any other provision of this Contract, which will be construed as if the invalid or unenforceable provision had never existed.

8.4 Binding Effect. This Agreement shall be binding upon the parties hereto and their respective successors and assigns.

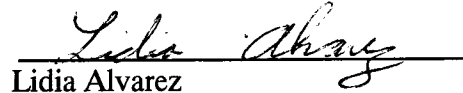
8.5 Compliance. In accordance with the requirements of Section 2B of the Texas Real Estate License Act, the City is hereby advised that it should be furnished with or obtain a policy of title insurance or have an abstract covering the Property examined by an attorney of its own selection.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

SELLERS:



Armando Alvarez



Lidia Alvarez


CITY OF EL PASO, a Municipal Corporation

By: _____
Joe Wardy, Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:


Patricia D. Adauto, Deputy City Manager
Building & Planning Services

APPROVED AS TO FORM:

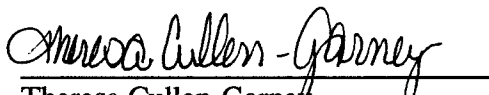
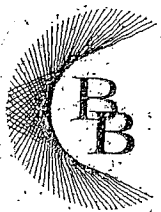

Theresa Cullen-Garney
Deputy City Attorney

Exhibit "A"



BROCK & BUSTILLOS INC.

CONSULTING ENGINEERS
LAND SURVEYORS
(Formerly Faught & Associates)

ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
OSCAR V. PEREZ
Vice President - Operations
ISAAC CAMACHO, R.P.L.S.
Survey Manager

August 18, 2004

PARCEL SIX LEGAL DESCRIPTION OF A 0.452 ACRE PARCEL

A parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lot 5, Block 16, Second Amended Map of West Ysleta and being more particularly described as follows, to wit:

COMMENCING for reference at a concrete nail found at the centerline intersection of Alameda Avenue and Davis Boulevard; **THENCE**, leaving the centerline intersection of Alameda Avenue and Davis Boulevard, **North 28°55'47" East, 701.26 feet** to a 1/2 inch rebar found on the northeasterly right-of-way line of Dorbandt Avenue for the most southerly corner of said Lot 5 and the **POINT OF BEGINNING** of the tract herein described;

THENCE, following the northeasterly right-of-way line of Dorbandt Avenue, **North 33°15'12" West, 90.30 feet** to a 1/2 inch rebar with survey cap No. TX 5337 set for the most westerly corner of the tract herein described;

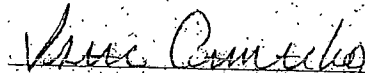
THENCE, leaving the northeasterly right-of-way line of Dorbandt Avenue, **North 61°41'00" East, 213.80 feet** to a 1/2 inch rebar with survey cap No. TX 5337 set for the most northerly corner of the tract herein described;

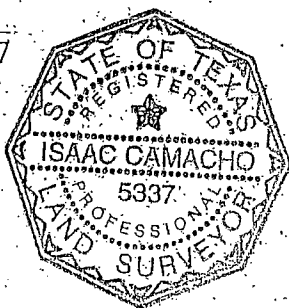
THENCE South 39°25'00" East, 91.68 feet, to a 1/2 inch rebar with survey cap No. TX 5337 set for the most easterly corner of the tract herein described;

THENCE South 61°41'00" West, 223.68 feet to the **POINT OF BEGINNING**;

Said parcel containing 0.452 acres (19,678.9 square feet), more or less, and being subject to easements of record.

I hereby certify that this description was prepared by me or under my supervision.


Isaac Camacho, TX RPLS No. 5337



6062-10F